



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
1 Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
[www.raleighnc.gov](http://www.raleighnc.gov)

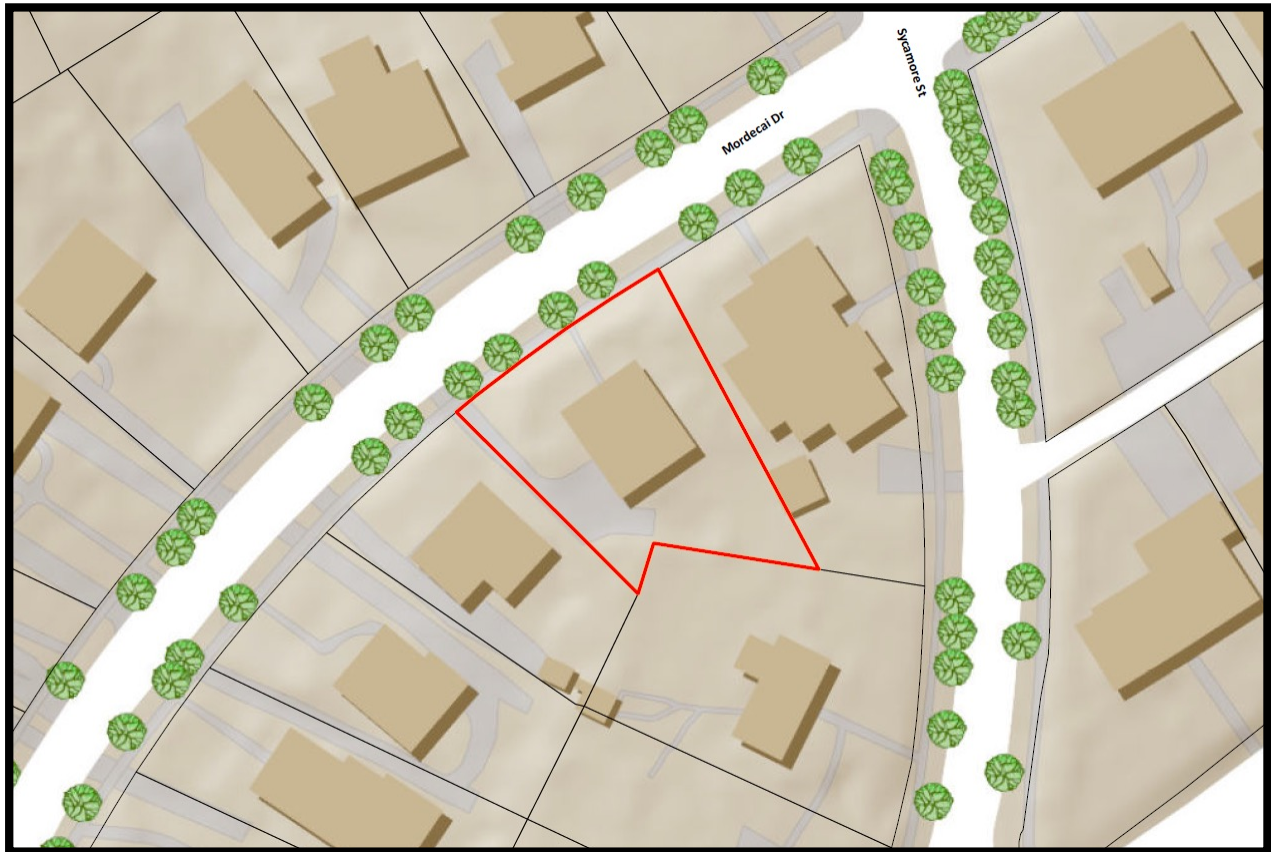
**Case File:** A-49-15

**Property Address:** 1330 Mordecai Drive

**Property Owner:** Robert David Cole and Laura R. Cole

**Project Contact:** Nathan Dean

**Nature of Case:** A request for a 5.9' front yard setback variance from the regulations set forth in Section 5.4.3.8. to legalize the existing detached house and a 12' rear yard setback variance from the regulations set forth in Section 2.2.1 of the Unified Development Ordinance to allow for an expansion to the rear resulting in a 29.1' front yard setback and an 8' rear yard setback on a .2 acre property zoned Residential-6 and Neighborhood Conservation Overlay District and located at 1330 Mordecai Drive.

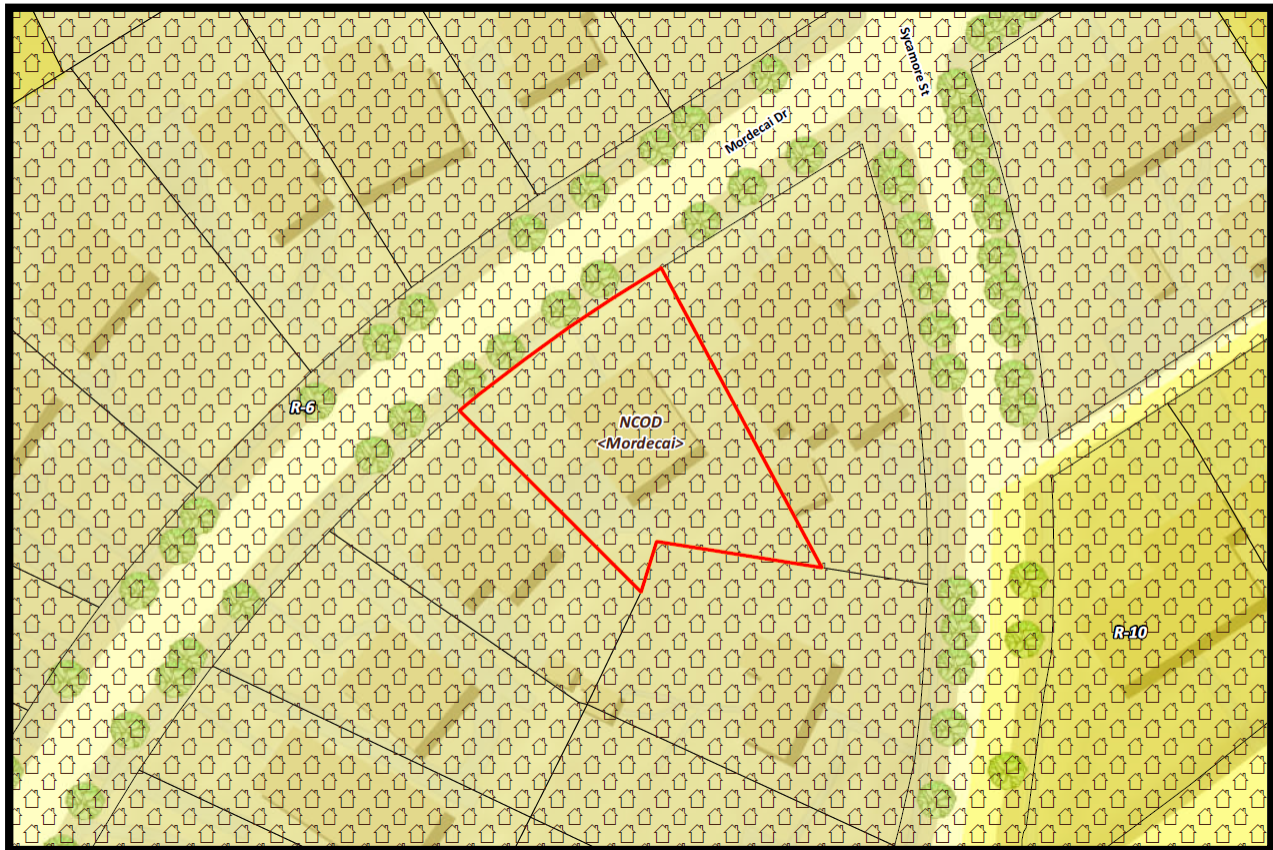


**1330 Mordecai Drive – Location Map**

To BOA: 7-13-15

Staff Coordinator: Eric S. Hodge, AICP

**ZONING DISTRICTS:** Residential-6 and Neighborhood Conservation Overlay District (Mordecai)



### 1330 Mordecai Drive – Zoning Map

**VARIANCE STANDARDS:** In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

**Setback Standards:** The subject property is zoned Residential-6

<b>Yard Type</b>	<b>Minimum Setback</b>
Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	15'
Rear	20'

**Neighborhood Conservation Overlay District: Mordecai**

Minimum lot size: 7,260 square feet.

Maximum lot size: 14,520 square feet.

Minimum lot width: 50 feet.

Maximum lot width: 100 feet.

Front yard setback: Minimum of 35 feet.

Maximum building height: 35 feet.

As with all NCOD's, all lots and structures existing at the time that the -NCOD is first applied to the property shall not be deemed nonconforming solely because of this overlay district.





# Planning & Development

Development Services  
Customer Service Center  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2585

## Variance Application

A-49-15

OFFICE USE ONLY	
Nature of variance request (Submit addendum on separate sheet, if more space is needed.) We are requesting a variance of 12' into the existing 30' rear yard set back. This would result in a rear yard of 18'.	Transaction Number
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.	

GENERAL INFORMATION		
Property Address 1330 MORDECAI DRIVE, RALEIGH	Date 01/15/15	
Property PIN 1704957674	Current Zoning RE - MCD	
Nearest Intersection SOUTHWEST OF MORDECAI - SYLMAR	Property size (in acres) 0.20	
Property Owner ROBERT DAVID COLE LAURA R. COLE	Phone 919.616.2160	Fax n/a
	Email robertdavidcole@gmail.com	
Project Contact Person NATHAN DEAN, AXIOM GREEN BLDG.	Phone 919 724 3824	Fax n/a
	Email ndean@axiomenvironmental.org	
Property Owner Signature 	Email robertdavidcole@gmail.com	
Notary Sworn and subscribed before me this 15 day of JANUARY, 2015	Notary Signature and Seal 	
<div style="border: 1px solid black; padding: 5px; text-align: center;">RUTH E. GRIFFIN Notary Public North Carolina Johnston County My Commission Expires February 19, 2016</div>		

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A variance application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.



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## Variance Intake Requirements

TO BE COMPLETED BY APPLICANT	COMPLETED BY CITY STAFF				
	YES	N/A	YES	NO	N/A
<b>General Requirements – Variance</b>					
1. I have referenced the <b>Variance Checklist</b> and by using this as a guide, it will ensure that the application is processed in a timely manner	<input checked="" type="checkbox"/>				
2. Variance application review fee (see <b>Development Fee Schedule</b> for rate)	<input checked="" type="checkbox"/>				
3. Completed, notarized application signed by the property owner	<input checked="" type="checkbox"/>				
4. One set of stamped envelopes addressed to all property owners within 100 feet of the subject property	<input checked="" type="checkbox"/>				
5. List of all adjacent property owners	<input checked="" type="checkbox"/>				
6. Plot Plan drawn to scale, containing a north arrow, area of lot, location of all existing improvements and use areas, location of proposed improvements, location of any constraints such as flood plain area, tree conservation area, buffer yards, easements, and sight distance triangles	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. If the variance request involves a structure, sign or fence, architectural elevations must be submitted	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. If the property has been cited by a Code Enforcement Officer, include a copy of the citation	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Is variance needed to legalize an existing improvement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>			





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## Pre-Application Conference

This form must be provided at the time of formal submittal.

Process Type
<input checked="" type="checkbox"/> Board of Adjustment (Contact: <u>Eric Hodge</u> ) 719-996-2635 / <u>eric.hodge@raleighnc.gov</u>
<input type="checkbox"/> Comprehensive Plan Amendment (Contact: <u>Dan Becker</u> )
<input type="checkbox"/> Rezoning (Contact: <u>DeShele Sumpter</u> )
<input type="checkbox"/> Site Review* (Contact: <u>Stacy Barbour</u> )
<input type="checkbox"/> Subdivision (Contact: <u>Christine Darges</u> )
<input type="checkbox"/> Subdivision (Exempt) (Contact: <u>Peggy Goodson</u> )
<input type="checkbox"/> Text Change (Contact: <u>Travis Crane</u> )
* Optional conference

GENERAL INFORMATION	
Date Submitted	01/15/2015
Applicant(s) Name	ROBERT DAVID COLE
Phone	919.616.8160
Email	robertdavidcole@gmail.com
Property PIN #	1704957674
Site Address / Location	1330 MORDECAI DR.
Current Zoning	R6 & NCOD
Additional Information (if needed)	

FOR OFFICE USE ONLY	
Transaction #	
Date of Pre-Application Conference	
Staff Signature	

PRE-CONSTRUCTION AREAS (SQ. FT.)	
IMPERVIOUS	PERVIOUS
BUILDING(S) & PORCH 1957.79	
CONCRETE 1683.37	
BRICK OR STONE 438.90	
TOTAL 4080.06	4475.75
TOTAL SITE = 8555.84 SQ. FT.	
IMPERVIOUS AREA = 4080.06/8555.84	
= 47.7%	

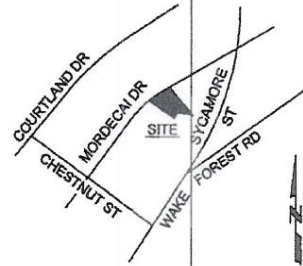
POST-CONSTRUCTION AREAS (SQ. FT.)	
IMPERVIOUS	PERVIOUS
BUILDING(S) & PORCH 1957.79	
CONCRETE 1615.06	
BRICK OR STONE 438.90	
BUILDING ADDITION 408.05	
TOTAL 4419.80	4136.04
TOTAL SITE = 8555.84 SQ. FT.	
IMPERVIOUS AREA = 4419.80/8555.84	
= 51.7%	

**LEGEND:**

EIP - EXISTING IRON PIPE  
 EIS - EXISTING IRON STAKE  
 NMC - NON-MONUMENTED CORNER  
 R/W - RIGHT OF WAY  
 MBS - MINIMUM BUILDING SETBACKS  
 DI - DRAIN INLET  
 FH - FIRE HYDRANT  
 MH - SANITARY SEWER MANHOLE  
 WM - WATER METER  
 WV - WATER VALVE

PROPERTY LINE  
 PROPERTY LINE  
 NOT SURVEYED  
 R/W - RIGHT OF WAY LINE  
 MBS LINE  
 ADJOINER LINE  
 WOOD FENCE

① & ② TRACT NUMBERS,  
 D.B. 13468, PG. 935



VICINITY MAP (NTS)

CURVE DATA				
CURVE	DELTA	RADIUS	CH. BRG.	CH. DIST.
C1	8°57'44"	777.76	N59°46'30"E	94.45

**TOTAL ACREAGE DATA:**  
 THE PROPERTY IS 0.20 ACRES±  
 EXCLUDING ALL ROAD R/W'S BY  
 COORDINATE COMPUTATION

PHOTO TAKEN 01/07/15  
 (REAR)



METADATA CORNER DESCRIPTIONS	
CORNER #	DESCRIPTION
①	1.0" O.D. PINCHED TOP IRON PIPE FLUSH WITH GRADE
②	NAIL HOLE IN CONCRETE DRIVE (NAIL IS GONE)
③	0.5" O.D. IRON PIPE 0.3' BELOW GRADE
④	1.25" O.D. IRON PIPE FLUSH WITH GRADE
⑤	0.5" O.D. IRON PIPE 0.3' BELOW GRADE
⑥	0.5" O.D. IRON PIPE FLUSH WITH GRADE
⑦	1.0" O.D. IRON PIPE 0.5' BELOW GRADE

**SURVEYOR'S DISCLAIMER:** NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE, OR BELOW GROUND OTHER THAN THOSE SHOWN.

I, CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

I, JOHN A. RUDOLPH, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. THAT THE RATIO OF PRECISION IS ONE:10,000+. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN NORTH CAROLINA. WITNESS MY HAND AND SEAL THIS 14th DAY OF JANUARY 2015.



SURVEYOR L-4194

DRAWN BY: FGR  
 DATE: 01/14/15  
 DWG. NO.: AXI31PP14  
 SURVEYED BY: J.A.R.

**MAP REFERENCES:**  
 B.M. 1920, PG. 110

**DEED REFERENCES:**  
 BEING ALL OF TRACTS 1 & 2 RECORDED IN D.B. 13468, PG. 935 OF THE WAKE COUNTY REGISTER OF DEEDS

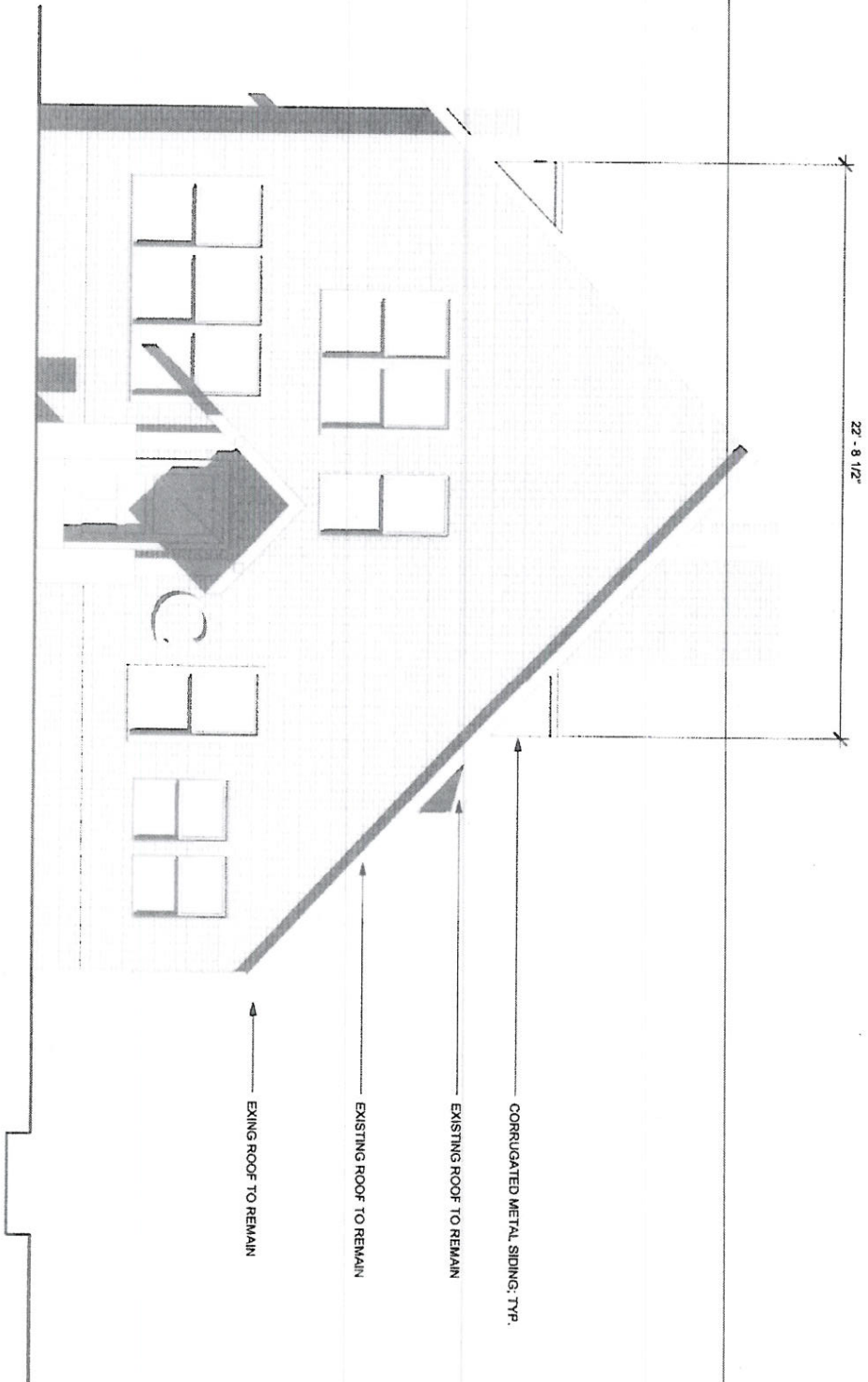


5688 U.S. Hwy. 70 East  
 Goldsboro, NC 27534  
 Tel.: (919) 751-0075  
 k2design@suddenlink.net  
 Firm License No. C-2111



# PRICING SET

1 NORTH ELEVATION  
1/4" = 1'-0"



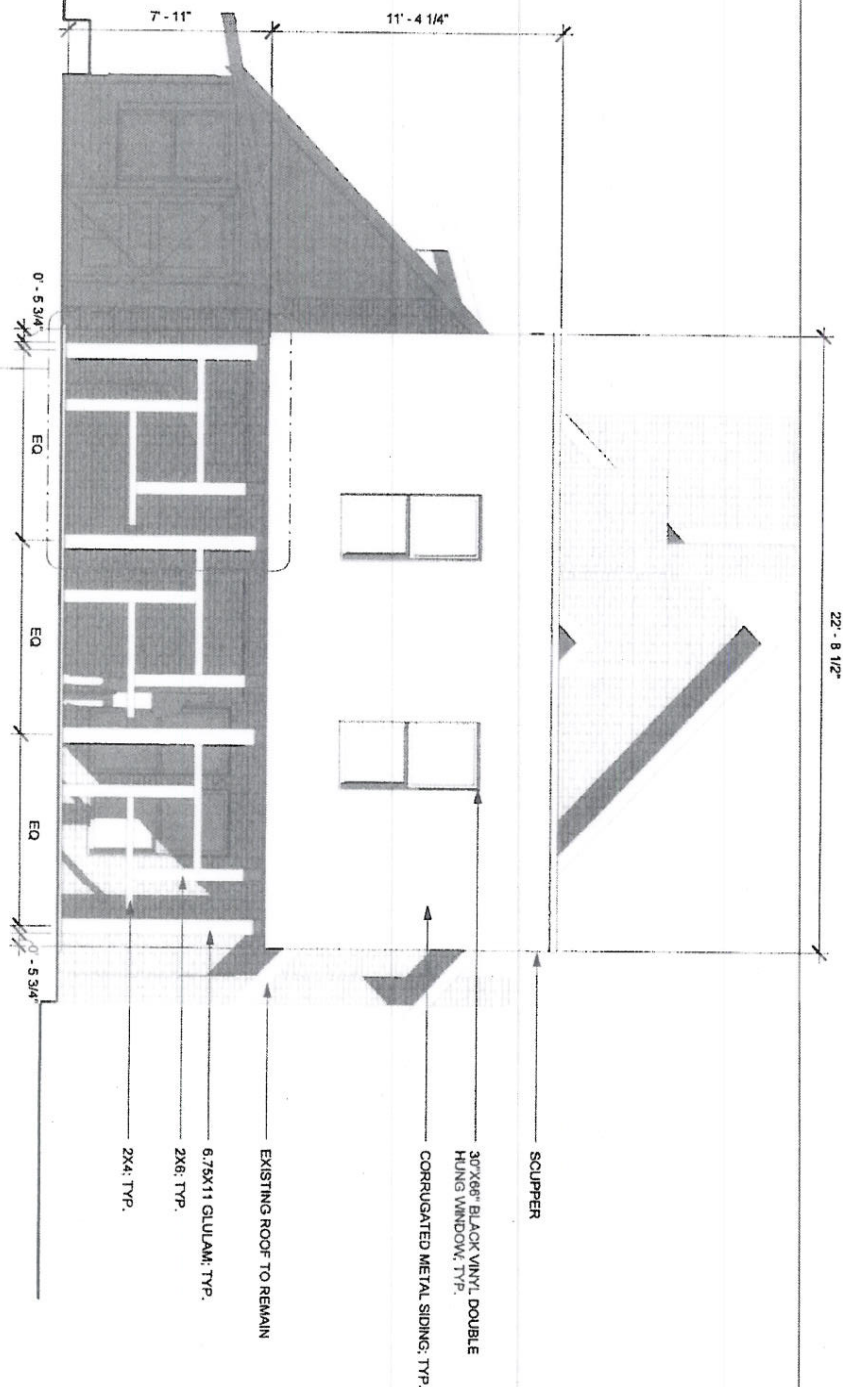
EXISTING ROOF TO REMAIN  
CORRUGATED METAL SIDING, TYP.  
EXISTING ROOF TO REMAIN  
EXISTING ROOF TO REMAIN



# PRICING SET

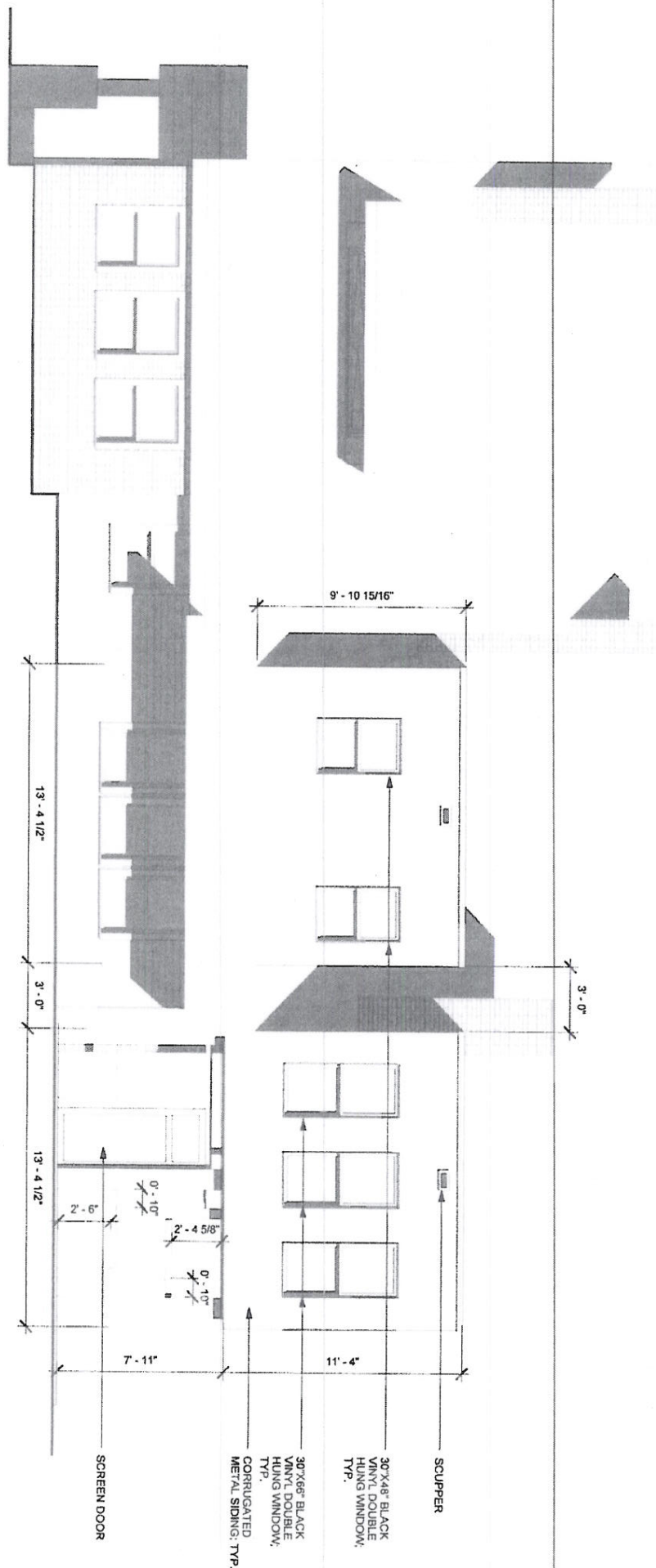
① SOUTH ELEVATION  
1/4" = 1'-0"

1  
A-501

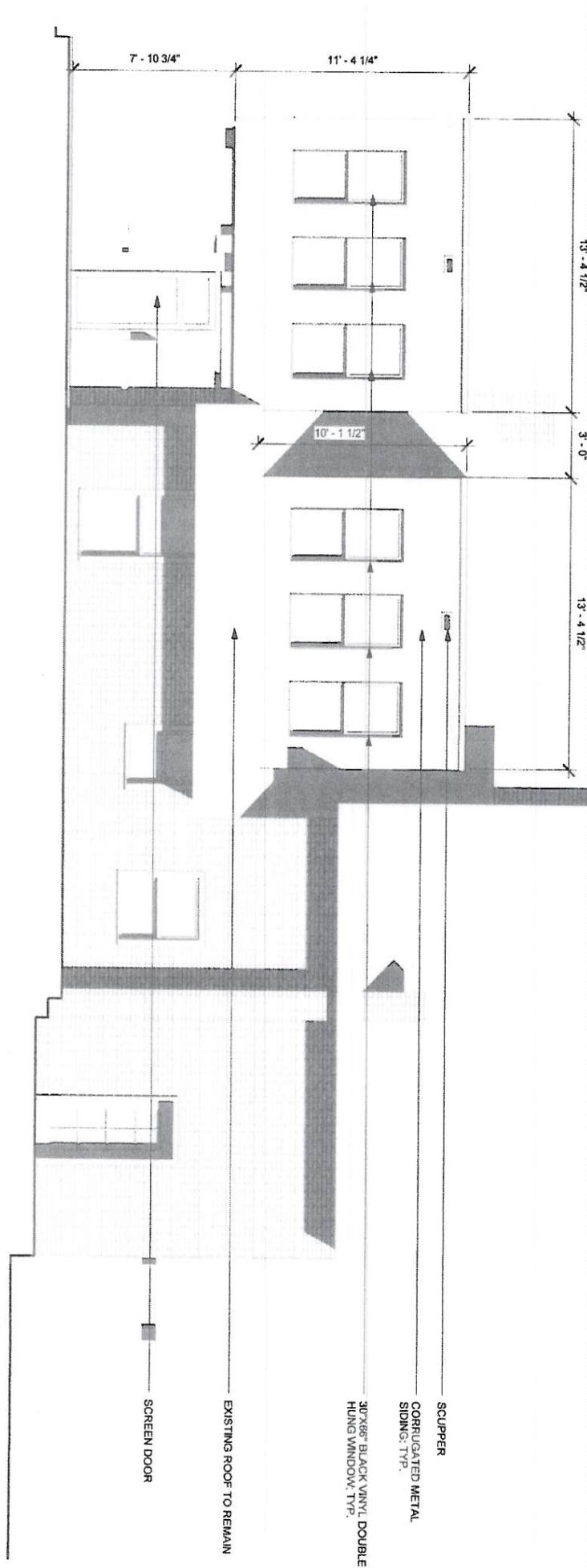


# PRICING SET

① WEST ELEVATION  
1/4" = 1'-0"



# PRICING SET



① EAST ELEVATION  
1/4" = 1'-0"





1330 Mordecai Drive



1704957674  
✓ COLE, LAURA R COLE, ROBERT DAVID  
✓ 1330 MORDECAI DR  
RALEIGH NC 27604-1345

1704956560  
THOME, DEBORAH B TUCKER, LILLIAN L  
✓ 1324 MORDECAI DR  
RALEIGH NC 27604-1345

1704956778  
DINKELKAMP, TAD A DINKELKAMP,  
✓ DANIELLE M  
✓ 1333 MORDECAI DR  
RALEIGH NC 27604-1344

1704957813  
✓ JOYNER, MARGARET L  
✓ PO BOX 416  
ZEBULON NC 27597-0416

1704958667  
✓ WATKINS, ANITA WATKINS, DAVID  
✓ 1332 MORDECAI DR  
RALEIGH NC 27604-1345

1704955614  
BAILEY, JOHN W SR BAILEY, SUNNY W  
✓ 1325 MORDECAI DR  
RALEIGH NC 27604-1344

1704956584  
✓ WILLIS, AUGUSTUS D IV CARTER,  
✓ JULIANNE M  
✓ 1326 MORDECAI DR  
RALEIGH NC 27604-1345

1704957484  
BYRD, MEDWICK VAUGHAN JR  
✓ 1321 WAKE FOREST RD  
RALEIGH NC 27604-1326

1704958418  
OAKLEY, TONY D OAKLEY, ELEANOR H  
✓ 1325 SYCAMORE ST  
RALEIGH NC 27604-1322

1704958803  
✓ MOORE, DAVID B. MOORE, ELIZABETH J.  
✓ 1429 WAKE FOREST RD  
RALEIGH NC 27604-1328

1704955760  
KIRKLAND, ROBERT I KIRKLAND,  
DEBORAH B  
✓ 1327 MORDECAI DR  
RALEIGH NC 27604-1344

✓ 1704956724  
SILER, PAUL D SILER, CHITRA KUMAR  
1329 MORDECAI DR  
RALEIGH NC 27604-1344

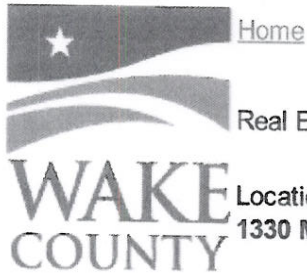
1704957620  
NANCE, SAM  
✓ 1328 MORDECAI DR  
RALEIGH NC 27604-1345

1704958534  
OAKLEY, TONY D OAKLEY, ELEANOR H  
✓ 1325 SYCAMORE ST  
RALEIGH NC 27604-1322

1704959576  
✓ HUTZLER, EMMA M  
✓ 1403 WAKE FOREST RD  
RALEIGH NC 27604-1328

↑ Same Address ↑



[Home](#)

## Wake County Real Estate Data Account Summary

[iMaps](#)  
[Tax Bills](#)
Real Estate ID **0079445** PIN # **1704957674**
[Account Search](#)

 Location Address  
**1330 MORDECAI DR**

 Property Description  
**LO42 PT LT 242 PT 44 PT 43 PT MORDECAI**
[Pin/Parcel History](#) [New Search](#)

[NORTH CAROLINA](#) [Account](#) [Buildings](#) [Land](#) [Deeds](#) [Notes](#) [Sales](#) [Photos](#) [Tax Bill](#) [Map](#)

For real estate accounts created or new construction built after January 1, 2015: Property values are under review for tax year 2016. Land and building values on these properties will reflect an assessment based on the January 1, 2008 Schedule of Values until late 2015 or early 2016 at which time the January 1, 2016 revaluation values for both land and buildings will be available.

<b>Property Owner</b> <b>COLE, LAURA R &amp; ROBERT DAVID</b> Use the Deeds tab above to view any additional owners		<b>Owner's Mailing Address</b> <b>1330 MORDECAI DR</b> <b>RALEIGH NC 27604-1345</b>	<b>Property Location Address</b> <b>1330 MORDECAI DR</b> <b>RALEIGH NC 27604-1345</b>
<b>Administrative Data</b> Old Map # <b>G053-G0263-0015</b> Map/Scale <b>1704 12</b> VCS <b>01RA562</b> City <b>RALEIGH</b> Fire District Township <b>RALEIGH</b> Land Class <b>R-&lt;10-HS</b> ETJ <b>RA</b> Spec Dist(s) Zoning <b>R-6</b> History ID 1 History ID 2 Acreage <b>.21</b> Permit Date Permit #		<b>Transfer Information</b> Deed Date <b>4/3/2009</b> Book & Page <b>13468 0935</b> Revenue Stamps <b>630.00</b> Pkg Sale Date <b>4/3/2009</b> Pkg Sale Price <b>\$315,000</b> Land Sale Date Land Sale Price  <b>Improvement Summary</b> Total Units <b>1</b> Recycle Units <b>1</b> Apt/SC Sqft Heated Area <b>1,618</b>	<b>Assessed Value</b> Land Value Assessed <b>\$160,160</b> Bldg. Value Assessed <b>\$183,554</b>  Tax Relief  Land Use Value Use Value Deferment Historic Deferment Total Deferred Value  Use/Hist/Tax Relief Assessed Total Value <b>\$343,714</b> Assessed*

\*Wake County assessed building and land values reflect the market value as of January 1, 2008, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2008 values will remain in effect until the next county-wide revaluation, which begins January 1, 2016. Until that time, any real estate accounts created or new construction built is assessed according to the 2008 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at [RevHelp@wakegov.com](mailto:RevHelp@wakegov.com) or call 919-856-5400.



Real Estate ID 0079445

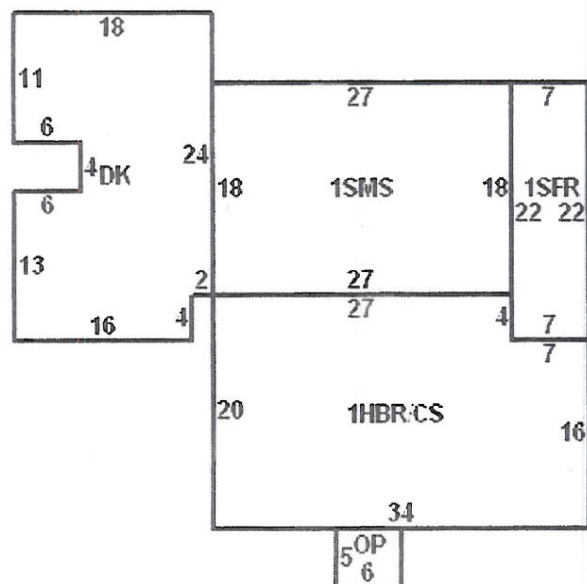
PIN # 1704957674

Account  
SearchLocation Address  
1330 MORDECAI DRProperty Description  
LO42 PT LT 242 PT 44 PT 43 PT MORDECAI[Pin/Parcel History](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address <b>1330 MORDECAI DR</b>		Building Description <b>01RA562</b>		Card 01 Of 01	
Bldg Type	<b>01 Single Family</b>	Year Blt	<b>1925</b>	Eff Year	<b>1980</b>
Units	<b>1</b>	Addns	<b>1986</b>	Remod	<b>1963</b>
Heated Area	<b>1,618</b>	Int. Adjust.			
Story Height	<b>1.5 Story</b>				
Style	<b>Conventional</b>				
Basement	<b>Crawl Space</b>				
Exterior	<b>Brick</b>				
Const Type					
Heating	<b>Central</b>				
Air Cond	<b>Central</b>				
Plumbing	<b>2 BATH</b>				
		Other Features		<b>Multiple Firepl</b>	
		Base Bldg Value		<b>\$135,493</b>	
		Grade		<b>B+10 130%</b>	
		Cond %		<b>A 85%</b>	
		Market Adj.		<b>F 120%</b>	
		Market Adj.			
		Accrued %		<b>102%</b>	
		Incomplete Code			
		Card 01 Value		<b>\$183,554</b>	
		All Other Cards			
		Land Value Assessed		<b>\$160,160</b>	
		Total Value Assessed		<b>\$343,714</b>	

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ Inc	Value
M	1H	BR/CS	652		10X20	SF GARFRMED	0278	1970 70	3890
A	1	SMS	486						
B	1	SFR	154						
C		DK	472						
D		OP	30						
E									
F									
G									
H									

Building Sketch

Photograph  
3/14/2013

0079445 03/14/2013